
THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center Training Rooms 9 & 10, 6:30 PM

Because of increased security measures at the Government Center, all briefcases and bags may be checked electronically and those without County ID cards may be asked to pass through an electronic scanner. Plan on arriving a few minutes early because of this.

Statement of Purpose and Intent of Historic Overlay Districts

Historic Overlay Districts are created for the purpose of promoting the general welfare, education, and recreational pleasure of the public, through the perpetuation of those general areas or individual structures and premises that have been officially designated by the Board of Supervisors as having historic, architectural, or cultural significance.

Regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation, and improvement in a manner appropriate to the preservation of the cultural, social, economic, political, architectural, or archaeological heritage of the County; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within such districts will be in keeping with the character to be preserved and enhanced.

The order in which items will be heard will be set at the meeting. Additional items may be added to the agenda at the discretion of the Chair. Applicants for initial or follow-up presentations will mail drawings and other documentation as appropriate to the ARB prior to the meeting at which a project will be reviewed. If members have not received such documentation, an application may be postponed until a subsequent meeting.

APPLICANTS PLEASE LIMIT PROJECT PRESENTATION TIME TO 8 MINUTES FOR A FIRST SUBMISSION AND 3 MINUTES FOR A RE-SUBMISSION

CONSENT CALENDAR:

- 1. The proposed installation of an awning with signage** at 3480 Centreville Road for Extra Space Storage located in the Sully Historic Overlay District. The back-lit vinyl awning would extend 2' X 12' 2" with lettering *Customer Service Center*. The awning is a replacement which was permitted in 2000. No record of ARB approval was found. The lighted awning would not be visible from Sully Historic Site. The application is represented by Connellee Armentrout, Budget Signs. (Item **ARB-06-SUL-03**)
- 2. The proposed installation of signage** at 5614 Ox Road in the Fairfax Station Shopping Center for La Tolteca located in the Saint Mary's Church Historic Overlay District. The internally illuminated sign of white lettering on a green background would extend 16' X 2' on the fascia. This sign would replace a roof mounted sign which had not been approved by the ARB. This application is in response to ARB discussion at the March 9, 2006 meeting regarding roof replacement at this building and the need for ARB approval of signage. Standard 7 in the district's *Design Guidelines* states "The design, materials, and signage of the shopping center should be as unobtrusive in its visual relationship to St. Mary's Church and Fairfax Station as possible." Guideline 7.5 states "All businesses will have similar, white, internally lighted signs consisting of the letters of the sign attached directly to the roof (as currently exists)." The proposed signage on this free standing building would differ from that at attached units of the shopping center so as to meet the intent of Standard 7. R. Avel Hansen will represent the application. (Item **ARB-06-SMC-02**)
- 3. The proposed construction of a gazebo and patio with lighting** at 1200 Stones Falls Way located in the

Colvin Run Mill Historic Overlay District. The 20' X 20" gazebo would be located at the rear yard connected to the residence by an at-grade flag stone walk and patio. Five 5' high cedar wrapped posts with carriage lights would surround the patio. The gazebo would stand 18' 11 1/2" in height with a dark asphalt shingle roof, cedar molding, cedar wrapped columns and railing and *trex* decking. The gazebo would contain a cook station. The tax records show the construction date as 1999. The residence is located outside the district core. Aerial imagery shows a tree canopy buffer between this property and the Money House, a contributing property, at 10010 Colvin Run Road. Vision Design Build Company will represent the application. (Item **ARB-06-CRM-01**)

ITEMS FOR ACTION OR APPROVAL:

4. The proposed construction of an addition and free standing building at 6400 Georgetown Pike in the Langley Fork Historic Overlay District. The property is listed as contributing to the historic district. The proposed addition and new construction are an 11' X 19' one-story addition at the east side of the existing residence with a connector to a 30' 3" X 18' one-story section and a 27' X 39' three-story detached garage. Materials are wood siding to match the existing house and cedar roof shingles to match the existing house. The garage materials are 3" exposed clapboard siding stained gray with cedar roof shingles and stone at the lower level foundation walls. Lighting would be located above the garage door and integrated either into the wood deck rails or stone foundation walls. The proposal was discussed as a workshop item at the July 13, 2006 meeting. There was concern regarding the impact to the site of the three story garage. It was noted that the garage addition appears large in mass and scale in comparison to the main building. The other two proposed additions did not cause as much concern among the ARB members. A landscape plan has been submitted as part of the application. Jon Hensley and Sunny Carroll, Jon Hensley Architects, will represent the application. (Item **ARB-06-LFK-03**)

5. The Department of Planning and Zoning has drafted a *Staff Report* and a Zoning Ordinance Amendment for the proposed expansion of the Centreville Historic Overlay District at the direction of the Board of Supervisors. The draft report and draft amendment were distributed to members, introduced at the June 8, 2006 meeting and presented by staff with board discussion at the July 13, 2006 meeting. The proposed draft Comprehensive Plan Amendment text was distributed for information; ARB recommendation is not required on plan text. The Zoning Ordinance requires recommendation by both the ARB and History Commission on the report and Zoning Ordinance Amendment. The History Commission made recommendation at its August 2, 2006 meeting. Charlene Fuhrman-Schulz, Senior Planner, DPZ, Planning Division will be present to respond to questions.

WORKSHOP SESSION ITEMS:

6. Workshop session for the proposed site location and construction of three buildings for commercial use located within the Special Study Area for the proposed expansion of the Centreville Historic Overlay District. Special Exception Application SE 2005-SU-031 is pending for a drive-through pharmacy and bank for tax map parcels 54-4 ((1)) 47A, 50, 55, 56 and 57; the third building is proposed by right.

The special exception applicant has proposed the following development condition under the SE application: "V. Centreville Historic District Expansion That Applicant would agree that upon obtaining fee title to the Property, that the Property be subject to the Centreville Historic District and development of the same would be governed in conformance thereof including an elevation submission to the Architectural Review board of Fairfax County."

Workshops with the ARB were held on March 9 and April 13, 2006. The ARB reviewed the proposal in light of the district's design guidelines as if the property were located within the existing historic district. Below is a summary discussion and listing of the ARB's concerns as to the appropriateness of the proposal.

April 13 workshop:

General summary of discussion:

Application doesn't address the fundamental criteria of the historic district; the overall problem is inherent in the site plan; seems to be a general consensus that no matter how much the architecture and building materials are tweaked, the ARB will not be comfortable with the overall layout; the future tenants' needs (i.e. drive-thru windows) drive the need for so much asphalt and the proposed circulation patterns; the buildings have almost no relation to each other except through the use of common building materials; standard national floor plans are plunked down near a historic district- company reps need to be pushed much further on design alternatives in order to adapt to the site and its proximity of the historic district; Oversight by the County assuming that site could actually accommodate a C-8 use; DPZ staff considers

the site overdeveloped; there is too much program for the reality of the site

Main concerns:

1. Topography constraints
2. Visual effects of the proposed retaining walls
3. Character of the landscape has not been addressed
4. The architecture is not derived from the existing historic character
5. Drive-thru's handicap the site
6. If site was incorporated in the HD, it would not meet fundamental criteria
7. C-8 use is fundamentally incompatible HD
8. Applicants presentation and community input efforts are exemplary if though there is no consensus for a solution

Revisions have been made to the Special Exception Plat and submission materials. These include re-grading to eliminate or reduce the height of the proposed retaining walls, change in building materials, enhanced landscape plan with additional screening adjacent to properties fronting Braddock Road and community amenity areas. Materials reflecting these revisions and conceptual views of the proposed redevelopment from along Route 29, Braddock Road and Mount Gilead Road were distributed to the ARB. Susan Bourgeois (Unicorp), David Konapelsky (GTM Architects), Mark Joyce and Brian Larson (Bohler Engineering) and Melanie Reilly (Pillsbury Winthrop) represent the workshop item. Additional revisions are now proposed and in the development phase. These will be presented at the ARB meeting. They include eliminating the by right retail building and moving the bank drive-thru to the west facing the Centre Square office buildings.

7. Workshop session for the proposed site location and construction of one building for commercial use located within the Special Study Area for the proposed expansion of the Centreville Historic Overlay District. Special Exception Application SE 2006-SU-003 is pending for a drive-through bank for tax map parcel 54-4 ((1)) 53A and an adjacent portion of Braddock Road.

The special exception applicant has agreed to submit building design to the ARB for review. Staff provided heritage resource comment on the SE application and recommended that the applicant schedule a workshop session with the ARB to discuss the proposed site plan, signage, access and architectural design. A workshop was held with the ARB on May 11, 2006. The ARB reviewed the proposal in light of the district's design guidelines as if the property were located within the existing historic district. Ultimately, the ARB should make a finding/recommendation as to the appropriateness of the proposal. The finding/recommendation will be provided to zoning staff for the SE application.

Below is an excerpt from the draft minutes of the May 11 meeting:

- Representatives from the Historic Centreville Society and the Friends of the Centreville Historic District submitted their comments for the record regarding the proposed design. The applicant had not received a copy but will review them. The issues include roads and traffic impacts, pedestrian trails and the historic Braddock Road roadbed, topography, landscaping, archeology and history, and architectural design.
- Mr. Bierce pointed out that the proposed uses for this site are not the main issue at hand. There was a sense of disappoint among the ARB that the two proposals have been presented in a piecemeal manner. Some of the main issues that the ARB are trying to grapple with focus on urban design, the parcelization of the overall area, radical changes to the existing historic district its future expansion. The proposals present a potential lost sense of space and character especially to the historical access along the vacated portion of Braddock Road. Mr. Mobley commented that the applicant must meet the challenges set by the site and so far that hasn't happened yet. This location will serve as a gateway to the historic district.

An informal discussion of the proposal was held with an ARB member and the proposals representatives. It is anticipated that revised materials will be submitted to members prior to the meeting. Jason Heinberg (Walsh Colucci), Kate Muir and Eric Brill, (Gensler Architecture) and Aaron Bodenschatz, (Bohler Engineering) represent the workshop item.

BOARD AND STAFF ITEMS:

- **Proposal on *CAMP* Training for local preservation commissions. Annie McDonald, Preservation Planner, Town of Leesburg**
- **Review and action on approval of January, February, April, May, June and July minutes: Authorization of payment to Recording Secretary**
- **Treasurer's Report and Contributory Funding request for FY2008**
- **Recommendation to VDHR on National Register nomination for the John Gunnell House**
- **Distribution of Proposed Zoning Ordinance Amendment Staff report on *Archaeological Survey Submission Requirements*. ARB & History Commission recommendation to Planning Commission & Board of Supervisors on Amendment (Staff)**
- **Conference Report: National Alliance of Preservation Commissions, Baltimore, July (Chair & Staff)**
- **APVA-Preservation Virginia Annual Meeting, Williamsburg September 24-26 (Staff)**
- **History Conference; volunteer for panel moderator (Chair & Staff)**

The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB recommendations are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the meeting minutes. Stamped drawings, letters from ARB Administrator documenting ARB action or copies of relevant minutes are required prior to projects being reviewed and/or approved by County review and permitting agencies.

For further information contact Linda Cornish Blank, Historic Preservation Planner and Architectural Review Board Administrator, Fairfax County Department of Planning and Zoning (DPZ), at 703/324-1380.